

MINUTES OF MEETING
OF
SENNA HILLS MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Senna Hills Municipal Utility District, open to the public, was held at 7:10 a.m. on October 29, 2021 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

The Directors present were:

Chet Palesko - President
David I. Perl – Vice President
Lisa S. McKenzie – Secretary
Joe Szoo – Assistant Secretary
Corey Newhouse – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger, Hunter Hudson and Jeniffer Concienne of Willatt & Flickinger, PLLC, Robert Ferguson of Murfee Engineering, Kristi Hester and Kay Olsen of Inframark and Allen Douthitt of Bott & Douthitt.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Chet Palesko entertained a motion for approval of the Minutes. Motion was made by David I. Perl and seconded by Lisa McKenzie to approve the Minutes of the September 17, 2021 board meeting as presented. The motion carried unanimously.

5. MAINTENANCE OF ROADS IN SECTIONS 5B AND PART OF 6

Lisa McKenzie stated that during the recent HOA meeting, she was asked if the District would pay for the RAS study to identify which homes have sidewalk issues that are driving the

County's refusal to accept the roads in Sections 5B and part of 6. The HOA is aware that the District has funds in its budget for that project and has asked if some of the money could be available for the RAS study.

After discussion, there is no legal authority for the District to pay for the RAS Study and therefore the Board declined the request to pay for it.

6. REQUEST FOR EAST ENTRANCE PRUNING

Lisa McKenzie reported that she was asked by HOA if the District could trim some of the trees and shrubs behind the Senna Hills sign at the east entrance and along the walls all the way back to the pump station. Mrs. McKenzie informed Cheryl at the HOA that the land was owned by SHL and would soon be conveyed to the HOA.

After discussion, the Board declined the request to prune that area.

7. ALL MATTERS RELATED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

This item was not discussed.

8. LCRA COST-SHARING PROGRAM

President Chet Palesko is concerned with the time frame of getting the electronic meter project finished in the one-year timeframe as set by the LCRA. The LCRA provided the District with the check in July. Manager Kristi Hester will get with Jeff at Atlas on the final details and pricing. President Palesko and Corey Newhouse will get together to go over all the details as well.

9. ENGINEER'S REPORT ON SOME OR ALL OF THE AGENDA ITEMS

- a. TCEQ permit amendment

Engineer Robert Ferguson discussed his report as included in the agenda package.

The mapping of the irrigation fields is still in process.

Mr. Ferguson discussed the status of the WWTP permit amendment application and presented a draft application to the Board for review. He is trying to wrap up the application as soon as possible. Mr. Ferguson noted that the engineer for the office center has not provided an estimate of what the office building may produce in wastewater flows and this information is still needed. Attorney Bill Flickinger will send an email to the SHL attorneys on the need for additional information. The draft application will be sent to SHL for review and execution at the appropriate time. President Chet Palesko asked if the SHL lots have been conveyed to the HOA yet, as agreed in mediation. Attorney Bill Flickinger advised that he received draft documents a couple of days ago and is in the process of reworking the deeds.

Mr. Ferguson stated that the pond liner project will be ready for bidding in the spring of 2022. President Palesko wants to be sure that they stay on top of this schedule due to possible supply issues.

The re-routing of the storm pipe at 10808 Gaillardia appears to have worked. Mr. Ferguson noted that they made a follow-up visit following the last rain event to check how the pipe and discharge diversion functioned, and it appears all is good. He recommends it be monitored for the next few months to ascertain the flow volumes and function.

10. NOTICE TO THE SENNA HILLS HOA IN CONNECTION WITH DRAINAGE AND FILTRATION SYSTEMS AT THE AMENITY CENTER

There was discussion of notifying the HOA of the issues with drainage and filtration at the Amenity Center. The upside-down splitter box and associated facilities under the pool deck are in violation of the MS4 permit and need to be in working order. This is an HOA responsibility. There was also discussion of where the storm water is draining. Engineer Robert Ferguson is not aware of it coming out of the discharge point at the Amenity Center. President Chet Palesko asked if the District would be reviewing and approving the plans due to holding the MS4 permit. Attorney Bill Flickinger confirmed that was correct. After discussion, motion was made by Lisa McKenzie and seconded by Joe Szoo to work with legal to prepare a notification to the HOA regarding the drainage at the Amenity Center.

11. CONSTRUCTION PROJECTS WITHIN THE DISTRICT, INCLUDING ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION, ADMINISTRATION OF CONSTRUCTION CONTRACTS, CHANGE ORDERS AND PAY ESTIMATES

This item was not discussed.

12. MS4 PERMIT; MAINTENANCE OF DRAINAGE EASEMENTS AND PONDS; ISSUES WITH THE HOA AMENITY CENTER DRAINAGE FACILITIES

This item was not discussed.

13. BOOKKEEPER'S REPORT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS; BUILDER DEPOSITS

Bookkeeper Allen Douthitt discussed the financials, invoices, per diems and fund transfers with the Board. Mr. Douthitt reported that the budget looks good. After discussion, President Chet Palesko entertained a motion. Motion was made by David I. Perl and seconded by Corey Newhouse to approve the financials, payment of the invoices, per diems and authorize the two fund transfers as presented. The motion carried unanimously.

14. DISTRICT MANAGER'S REPORT ON OPERATIONS

- a. Wastewater Treatment Plant
- b. Distribution System – Billing
- c. Collection System
- d. Drainage/Ponds
- e. Customer Requests
- f. Landscape Maintenance Contracts; Additional landscaping services
- g. Inspections of HOA effluent irrigation system
- h. Leak detection investigation; possible refund from SAMCO
- i. Cybersecurity

Manager Kristi Hester discussed the Executive Summary with the Board.

Mrs. Hester reported on the wastewater treatment plant. There was 2.45 mg of wastewater treated for the month of September. The plant is running at 82% capacity. No compliance issues were noted for the month of September. Mrs. Hester discussed repairs done to the drum screen lines. Mrs. Hester recommended winter rye overseeding on the spray fields. There was discussion of this not being done in the past and the Board decided to not do it this year as well as it is not required by our Permit.

Mrs. Hester discussed the water leak near 1701 and 1705 Datura. An owner called Inframark to report that water was running through their yard back in September. Inframark went out to investigate but stated it was most likely groundwater. An owner called recently to report water running out of the curb. President Chet Palesko stated that this took too long to discover the leak. It also appears that SAMCO missed it in their investigation. This leak was repaired and most likely is the cause of the large amount of water loss in the District. It appears that a large rock sliced the water supply line underground and caused the leak. Mrs. Hester will review the findings in the next bill cycle, to ensure that this repair substantially resolved the District's water loss, and then will decide what should be done next. President Palesko asked about the gallons per day usage and if that amount includes the water loss amount. Mrs. Hester reported that 100,000 gpd of water loss is included in that figure.

Mrs. Hester reported that a new pump was installed and tested at Lift Station 1. Inframark completed the annual electrical inspection and replaced a phase failure device. Previously, the Board asked for multiple bids on replacing the controller cabinet at Lift Station 2. M&C Electric Inc. submitted a proposal for \$4,725, which was approximately \$13,000 less than the first bid that was received. After discussion, President Palesko entertained a motion. Motion was made by David I. Perl and seconded by Joe Szoo to approve the bid by M&C Electric Inc. for replacement of the Lemon Mint Lift Station pump controller cabinet. The motion carried unanimously.

15. ELECTRONIC METERS

This item was discussed above under the Cost-Sharing Program with the LCRA.

16. BILLING ADJUSTMENTS

This item was not discussed.

17. TAYLOR LAKE EFFLUENT POND, THE DISTRICT'S EFFLUENT DISPOSAL SYSTEM; EFFLUENT DISPOSAL CONTRACT BETWEEN THE DISTRICT AND HOA

This item was discussed above under the Engineer's Report.

18. DATES FOR FUTURE BOARD MEETINGS

The next several Board meeting dates are as follows: November 19th and December 17th. The Board set the January meeting date for January 28th.

19. REPORT FROM MR. RIP MILLER ON PROGRESS OF APPROVALS FOR AND DEVELOPMENT OF THE 11.73-ACRE TRACT OWNED BY SENNA HILLS, LTD.

This item was not discussed.

20. CONTRACT BY AND AMONG THE DISTRICT, SENNA HILLS HOMEOWNERS ASSOCIATION, INC.; SENNA HILLS, LTD. AND THE SENNA HILLS TRUST; IMPLEMENTATION OF MEDIATED SETTLEMENT AGREEMENT

President Chet Palesko announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 20. The Board went into closed session at 8:34 a.m.

At 8:48 a.m., President Palesko announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

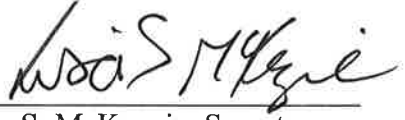
21. ADJOURN

President Chet Palesko adjourned the meeting.



Chet Palesko, President

ATTEST:

A handwritten signature in black ink, appearing to read "Lisa S. McKenzie". The signature is written in a cursive style with a large initial "L".

Lisa S. McKenzie, Secretary

[SEAL]